



→ Daniel S. Maroon

Associate

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Daniel Maroon is a member of the Real Estate, Energy, Land Use & Environmental Practice Group in the firm's San Francisco office. His practice focuses on land use planning and entitlement procedures, permitting, compliance, and project diligence involving protected species, wetlands, and water quality, and related issues arising under state and federal environmental laws.

Areas of Practice

Daniel's land use practice focuses on obtaining all manner of entitlements for residential, commercial, and large mixed-use development projects throughout California. He helps clients navigate complex procedures and requirements of, among other laws, the California Environmental Quality Act, Housing Accountability Act, State Density Bonus Law, housing streamlining laws, and local zoning and planning requirements. He has obtained entitlements for multifamily housing projects, large mixed-use projects, and high profile public-private partnership (P3) projects, including the nation's first known joint development of a prominent bus maintenance facility with integrated multifamily housing, retail, and community spaces. Daniel also has experience in planning, drafting, and obtaining approvals for Special Use Districts and Specific Plans.

Daniel also counsels clients on permitting and compliance with state and federal natural resources laws, including the federal Endangered Species Act, Clean Water Act, National Environmental Policy Act, and National Historic Preservation Act. In addition to helping clients obtain and comply with natural resources permits, he conducts environmental and permitting diligence for utility-scale renewable energy projects, including wind, solar, and battery energy storage projects.

Daniel maintains an active pro bono practice and is a member of the Housing Action Coalition's Regulatory Committee.

Honors

Ones to Watch — Real Estate Law, *Best Lawyers*, 2021-2025

Northern California Rising Star, *Super Lawyers*, 2019-2021, 2023-2024

Articles

- As legal challenges loom, impact of new Endangered Species Act rules remains uncertain
American Bar Association, 10.25.2019

Real Estate, Land Use & Environmental Law Blog Posts

- "San Francisco Further Incentivizes Residential Conversion Projects by Waiving Development Impact Fees," March 18, 2025
- "Supreme Court Narrows Scope of Waters Protected by the Clean Water Act in Sackett v. EPA," May 31, 2023
- "Momentum for Streamlining and Subsidizing Office-to-Residential Conversion Projects Builds in Sacramento and San Francisco," March 10, 2023
- "As Deadline for Housing Element Certification Passes, "Builder's Remedy" and AB 1398 Remedies Loom for Noncompliant Bay Area Cities and Counties," February 1, 2023
- "U.S. Fish & Wildlife Service Proposes New Regulations Creating General Eagle "Take" Permits for Certain Wind Energy and Power Line Infrastructure Projects," October 26, 2022
- "U.S. Fish and Wildlife Service Proposes Listing Tricolored Bat as Endangered Under Endangered Species Act," September 22, 2022
- "California Energy Commission Releases Milestone Offshore Wind Energy Report and Sets Maximum Feasible Capacity and Megawatt Planning Goals for 2030 and 2045," August 15, 2022
- "Association of Bay Area Governments Formally Denies Nearly All Regional Housing Needs Allocation Appeals," November 17, 2021
- "Army Corps of Engineers Proposes Revising Broad Range of Clean Water Act Nationwide Permits," September 15, 2020
- "Final Revisions to NEPA Regulations: Six Highlights from Major Rule Overhaul," July 29, 2020
- "New Bay Area COVID-19 Orders Ease Restrictions on Construction and Impose New Safety Protocols," May 5, 2020
- "Clean Water Act Permit Required for "Functional Equivalent" of Direct Discharge, Supreme Court Says," April 24, 2020
- "State-Level Rent Relief Due to COVID-19 Impacts: California Governor Newsom's Executive Order Explained," April 8, 2020
- "New Shelter-in-Place Orders Dramatically Restrict Bay Area Construction, Including Residential Projects," April 2, 2020
- "San Francisco Temporarily Bans Evicting Residential and Commercial Tenants Impacted by COVID-19 Epidemic," April 2, 2020
- "On Repeat: Courts Again Uphold Low Carbon Fuel Standard Programs," January 28, 2019
- "Critical Habitat Must Be Habitat for Listed Species, Supreme Court Says," November 29, 2018

Energy Law Blog Posts

- "California Offshore Wind Lease Sale Announced by Bureau of Ocean Energy Management," November 1, 2022

Events

Local Housing Development Incentives: What's Working? A Bi-Coastal Perspective
Webinar, 07.30.2025

Practices

Environmental
Real Estate, Energy, Land Use & Environmental
Land Use Litigation

Industries

Multifamily Housing

Education

J.D., University of California, Hastings, 2013
B.A., University of California, Davis, 2010

Clerkships

Extern for the Honorable Jaqueline Scott Corley, U.S. District Court, Northern District of California

Admissions

California
U.S. District Court, Northern District of California
U.S. District Court, Central District of California